

Burien Place

13227 Ambaum Boulevard SW, Burien, WA 98146

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THE UFKES GROUP

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SEC.1

Investment Summary

- Offering Summary
- Investment Overview & Highlights
- Location Maps
- Property Photos

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THE OFFERING

Burien Place

LIST PRICE	CAP RATE	UNIT COUNT
$8,600,000	6.54%	48

FINANCIAL

Listing Price	$8,600,000
Cap Rate	6.54%
Price Per Unit	$179,167
Price Per Square Foot	$247.13
GRM	9.34
Net Operating Income	$562,739

OPERATIONAL

Rentable SF	34,800
Lot Size	1.22 AC
Number of Units	48
Year Built	1968



Value add opportunity in Burien, Washington

Marcus & Millichap is pleased to present the multifamily investment opportunity located at 13227 Ambaum Boulevard SW in Burien, Washington. Situated in a desirable submarket within the greater Seattle metro area, the property offers investors the opportunity to acquire a well-maintained asset with strong long-term upside potential. The property has been carefully maintained with little deferred maintenance, allowing for operational stability and reduced near-term capital expenditure requirements for a new owner. Notably, the asset benefits from proximity to major regional employers throughout the Seattle metropolitan area; supporting a strong and consistent tenant base driven by continued employment growth and housing demand. Its strategic location provides residents with convenient access to employment centers, transportation corridors, retail amenities, and lifestyle attractions that continue to make Burien an increasingly sought-after residential market. Additionally, the property offers a compelling value-add opportunity with rental upside potential, providing investors with the ability to enhance cash flow through future rent growth and operational efficiencies. Off-street parking further enhances tenant convenience and desirability, contributing to long-term occupancy stability. With a combination of stable in-place operations, attractive location fundamentals, and future income growth potential, this multifamily asset represents an excellent opportunity for investors seeking exposure to the dynamic Puget Sound region.

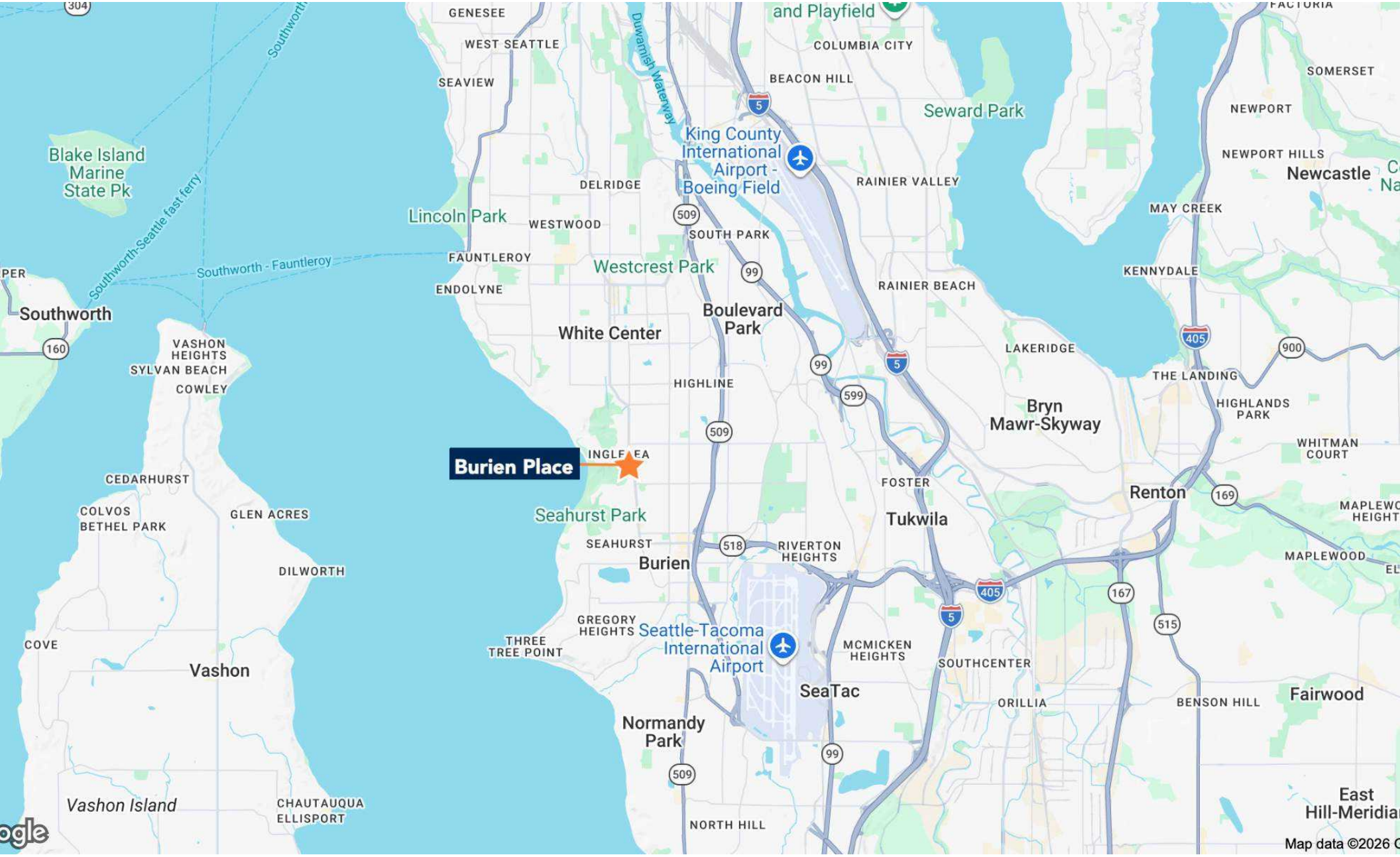


Highlights

- Well-Maintained Asset with Minimal Deferred Maintenance
- Excellent Access to Major Seattle Area Employers
- Value-Add Opportunity with Strong Rental Upside Potential
- Convenient Off-Street Parking Enhances Tenant Appeal

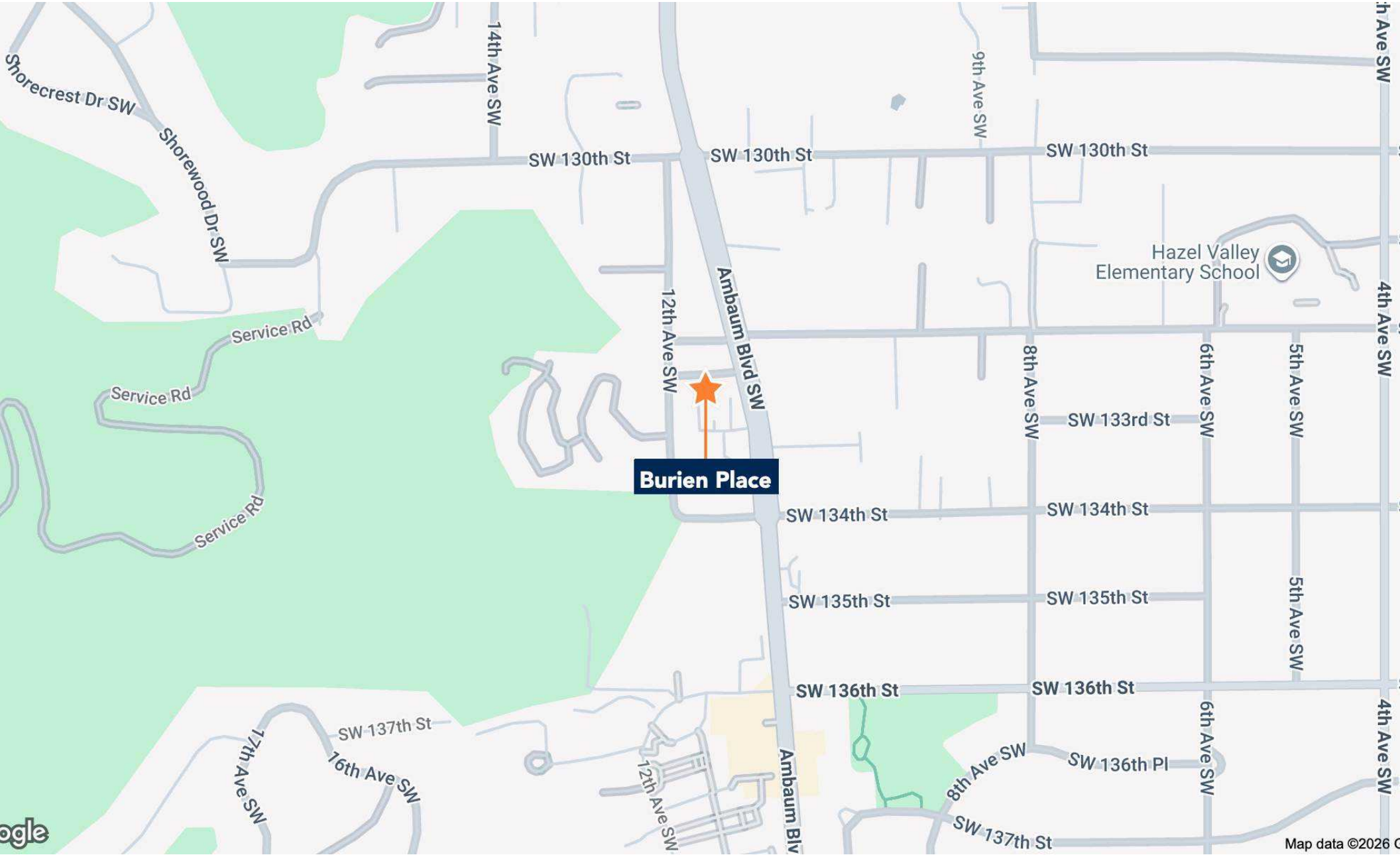
REGIONAL MAP

Burien Place



LOCAL MAP

Burien Place



PARCEL MAP

Burien Place



RETAILER MAP

Burien Place



PROPERTY PHOTOS

Burien Place









PROPERTY PHOTOS

Burien Place









PROPERTY PHOTOS

Burien Place









SEC.2

Rent Comparables

- Rent Comps Map
- Rent Comps Summary

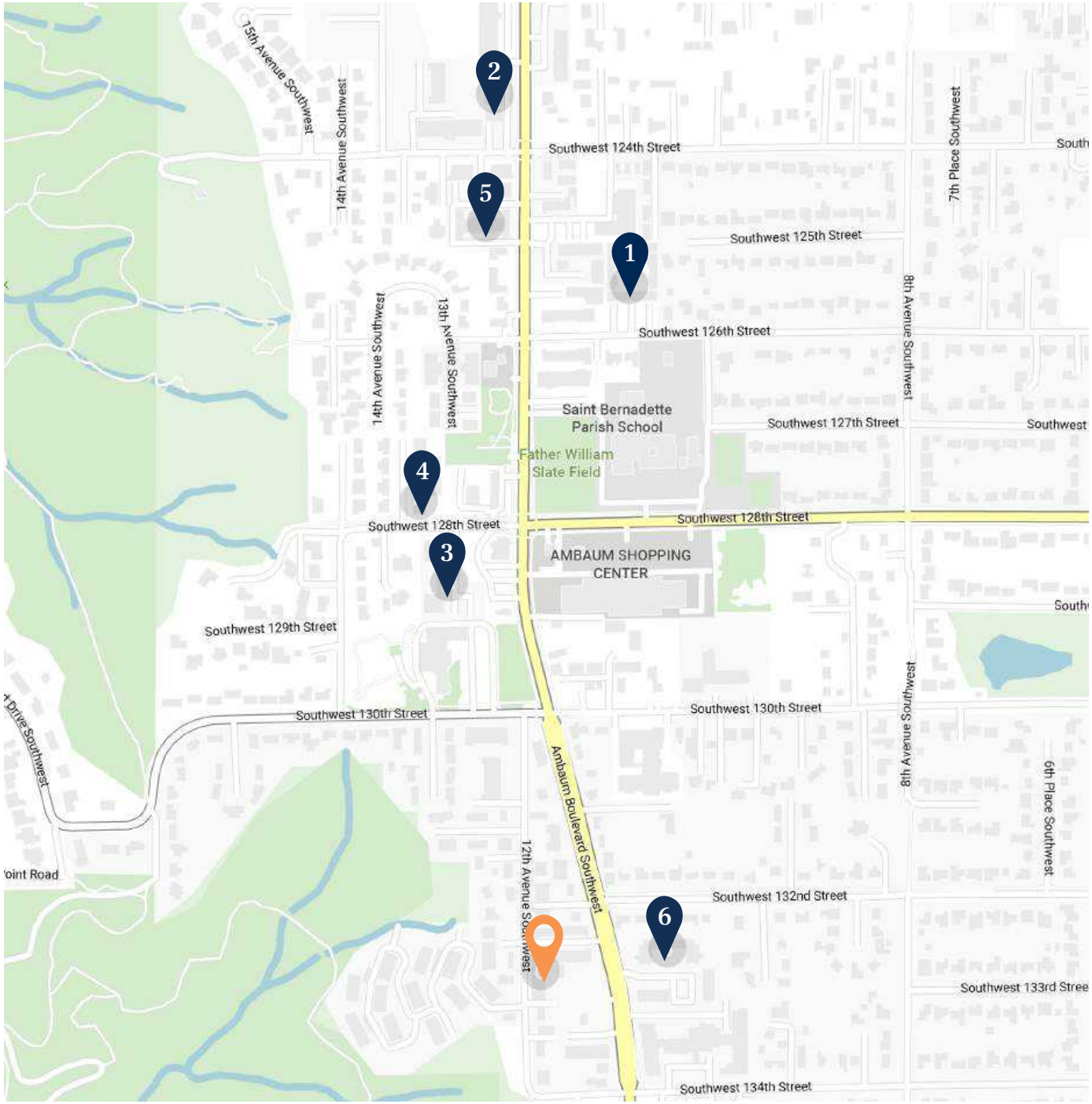
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RENT COMPS MAP

Burien Place

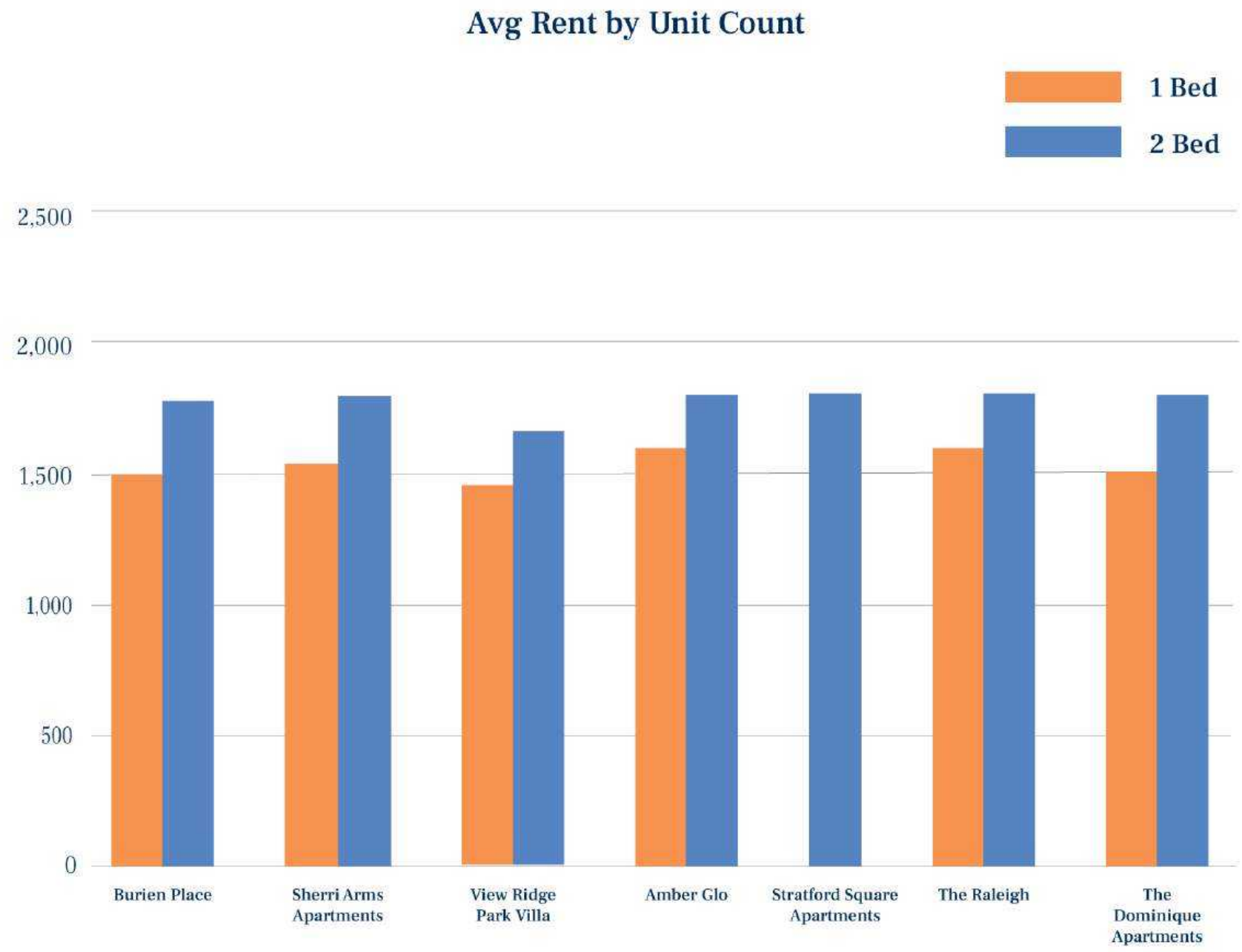
Burien Place

1. Sherri Arms Apartments
2. View Ridge Park Villa
3. Amber Glo
4. Stratford Square Apartments
5. The Raleigh
6. The Dominique Apartments



AVERAGE RENT BY UNIT COUNT CHART

Burien Place



RENT COMPS SUMMARY

Burien Place

	SUBJECT PROPERTY	YEAR BUILT	TOTAL RENTABLE AREA (SF)	LAND AREA	# OF UNITS	AVERAGE UNIT SIZE
	**Burien Place** 13227 Ambaum Boulevard SW, Burien, WA 98146	1968	34,800 SF	1.22 AC	48	725
	**Sherri Arms Apartments** 1010-1020 SW 126th Street, Burien, WA 98146	1968	33,974 SF	1.30 AC	40	790
	**View Ridge Park Villa** 12311 Ambaum Boulevard SW, Burien, WA 98146	1966	75,960 SF	1.91 AC	71	1,070
	**Amber Glo** 1223 SW 128th Street, Burien, WA 98146	1969	37,574 SF	0.71 AC	46	912
	**Stratford Square Apartments** 12708-12731 SW 128th Street, Burien, WA 98146	1988	35,200 SF	1.76 AC	32	1100
	**The Raleigh** 12411-12415 Ambaum Boulevard SW, Burien, WA 98146	1967	47,100 SF	1.30 AC	52	914
	**The Dominique Apartments** 13218 Ambaum Bouelbard SW, Burien, WA 98146	1969	25,404 SF	0.73 AC	30	1040

RENT COMPS
Burien Place

Burien Place
13227 Ambaum Blvd SW, Burien, Washington 98146

Units: 48 | Year Built: 1966



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$2.29	$1,490	650	30
2 Bed	$2.09	$1,777	850	18
TOTAL/AVG	$2.20	$1,598	725	48

1 **Sherri Arms Apartments**
1010-1020 SW 126th Street, Burien, WA 98146

Units: 40 | Year Built: 1968



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$2.20	$1,540	700	22
2 Bed	$1.99	$1,795	900	18
TOTAL/AVG	$1.84	$1,695	800	46

Courtyard, Laundry Facilities

RENT COMPS
Burien Place

2 **View Ridge Park Villa**
12311 Ambaum Boulevards SW, Burien, WA 98146

Units: 71 | Year Built: 1966



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$1.67	$1,450	864	3
2 Bed	$1.57	$1,650	1,050	60
TOTAL/AVG	$1.64	$1,765	1,070	71

Courtyard, Laundry Facilities, Playground, Basketball Court, Gameroom, Trash Pickup - Door to Door, Deck, Dining Room, Double Pane Windows, Garden, Porch, Smoke Free

3 **Amber Glo**
1223 SW 128th Street, Burien, WA 98146

Units: 46 | Year Built: 1969



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$2.02	$1,595	786	26
2 Bed	$1.66	$1,795	1,075	20
TOTAL/AVG	$1.84	$1,695	912	46

Pool, Recreational Room, Laundry Facilities, Secure Entry, Sauna

RENT COMPS
Burien Place

4 Stratford Square Apartments
12708-12731 SW 128th Street, Burien, WA 98146

Units: 32 | Year Built: 1988



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
2 Bed	$1.63	$1,800	1,100	32
TOTAL/AVG	$1.63	$1,800	1,100	32

In-Unit Laundry, Fireplace, Heating, Balcony, Carpet, Vinyl Plank Flooring, Partially Renovated

5 The Raleigh
12411-12415 Ambaum Boulevard SW, Burien, WA 98146

Units: 52 | Year Built: 1967



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$2.45	$1,595	650	19
2 Bed	$1.68	$1,795	1,067	33
TOTAL/AVG	$2.06	$1,695	858	52

24 Hour Access, Laundry Facilities, Courtyard, Elevator, Property Manager on Site, Grill

RENT COMPS
Burien Place

6 **The Dominique Apartments**
13218 Ambaum Boulevard SW, Burien, WA 98146

Units: 30 | Year Built: 1969



UNIT TYPE	RENT/SF	AVG. RENT	AVG. SIZE SF	# OF UNITS
1 Bed	$1.57	$1,500	950	12
2 Bed	$1.63	$1,800	1,100	18
TOTAL/AVG	$1.60	$1,650	1,025	30

Laundry Facility

SEC.3

Sales Comparables

- Sales Comps Map
- Sales Comps Summary

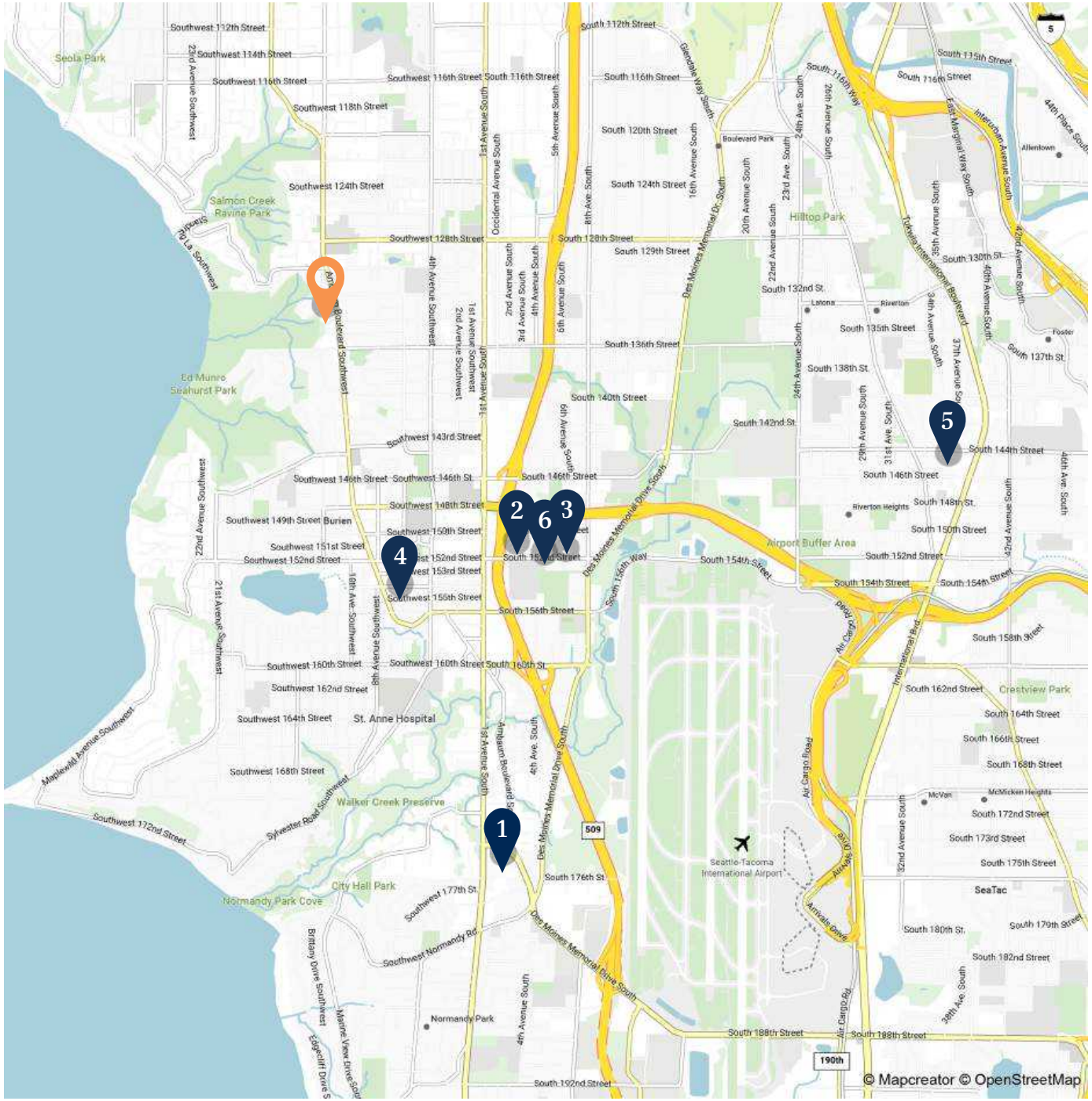
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SALES COMPS MAP

Burien Place

Burien Place

1. Southwood Apartments
2. The Montrose
3. Desie North Apartments
4. Highline Villas
5. 3455 S 144th Street
6. Village Montrachet Apartments



PRICE PER SF CHART

Burien Place



PRICE PER UNIT CHART

Burien Place



SALES COMPS SUMMARY

Burien Place

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	CAP RATE	# OF UNITS	PRICE/UNIT	CLOSE
	**Burien Place** 13227 Ambaum Boulevard SW, Burien, WA 98146	$8,600,000	34,800 SF	$247.13	1.22 AC	6.54%	48	$179,167	—
	**Southwood Apartments** 121 S 174th Street, Burien, WA 98148	$18,125,000	77,103 SF	$235.08	4.72 AC	4.49%	99	$183,081	01/22/2026
	**The Montrose** 220 S 152nd Street, Burien, WA 98148	$18,000,000	97,836 SF	$183.98	3.37 AC	6.10%	97	$185,567	08/28/2025
	**Desie North Apartments** 608 S 152nd Street, Burien, WA 98148	$13,200,000	55,878 SF	$236.23	1.97 AC	5.50%	66	$200,000	08/14/2025
	**Highline Villas** 15325 6th Ave SW, Burien, WA 98166	$3,162,400	15,000 SF	$210.83	0.52 AC	—	26	$121,631	03/28/2025
	**3455 S 144th Street** 3455 S 144th Street, Tukwila, WA 98168	$3,340,000	16,980 SF	$196.70	0.66 AC	8.25%	24	$139,167	03/11/2025
	**Village Montrachet Apartments** 400-500 S 152nd Street, Seattle, WA 98148	$12,400,000	48,125 SF	$257.66	2.12 AC	5.70%	57	$217,544	02/25/2025

SALES COMPS
Burien Place



Burien Place
13227 Ambaum Boulevard SW, Burien, Washington 98146

Sale Price	$8,600,000
Units	48
GBA	34,800 SF
Price per SF	$247.13
Built	1968
Land Area	1.22 AC
Cap Rate	6.54%
Price per Unit	$179,167



1 Southwood Apartments
121 S 174th Street, Burien, WA 98148

Sale Price	$18,125,000
Close	01/22/2026
Units	99
Price per Unit	$183,081
Price/SF	$235.08
Land Area	4.72 AC
Cap Rate	4.49%
GBA	77,103 SF
Build	1983

SALES COMPS
Burien Place



2 The Montrose
220 S 152nd Street, Burien, WA 98148

Sale Price	$18,000,000
Close	08/28/2025
Units	97
Price per Unit	$185,567
Price/SF	$183.98
Land Area	3.37 AC
Cap Rate	6.10%
GBA	97,836 SF
Build	1963



3 Desie North Apartments
608 S 152nd Street, Burien, WA 98148

Sale Price	$13,200,000
Close	08/14/2025
Units	66
Price per Unit	$200,000
Price/SF	$236.23
Land Area	4.72 AC
Cap Rate	5.50%
GBA	55,878 SF
Build/Renovated	1988/1990

SALES COMPS
Burien Place



4 Highline Villas
15325 6th Ave SW, Burien, WA 98166

Sale Price	$3,162,400
Close	03/28/2025
Units	26
Price per Unit	$121,631
Price/SF	$210.83
Land Area	0.52 AC
Cap Rate	—
GBA	15,000 SF
Build	1976



5 3455 S 144th Street
3455 S 144th Street, Tukwila, WA 98168

Sale Price	$3,340,000
Close	03/11/2025
Units	24
Price per Unit	$139,167
Price/SF	$196.70
Land Area	0.66 AC
Cap Rate	8.25%
GBA	16,980 SF
Build	1963

SALES COMPS
Burien Place



6 Village Montrachet Apartments
400-500 S 152nd Street, Seattle, WA 98148

Sale Price	$12,400,000
Close	02/25/2025
Units	57
Price per Unit	$217,544
Price/SF	$257.66
Land Area	2.12 AC
Cap Rate	5.70%
GBA	48,125 SF
Build	1988

SEC.4

Financial Analysis

- Rent Roll Detail
- Rent Roll Summary
- Operating Statement
- Operating Statement Notes
- Pricing Summary

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RENT ROLL DETAIL

Burien Place

As of March, 2026

UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT/MONTH	SCHEDULED RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
101	Two Bedroom One Bath	850	$1,780	$2.09	$1,900	$2.24
102	Two Bedroom One Bath	850	$1,630	$1.92	$1,900	$2.24
103	Two Bedroom One Bath	850	$1,840	$2.16	$1,900	$2.24
104	Two Bedroom One Bath	850	$1,800	$2.12	$1,900	$2.24
105	Two Bedroom One Bath	850	$1,830	$2.15	$1,900	$2.24
106	Two Bedroom One Bath	850	$1,700	$2.00	$1,900	$2.24
107	One Bedroom One Bath	650	$1,525	$2.35	$1,600	$2.46
108	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
109	One Bedroom One Bath	650	$1,495	$2.30	$1,600	$2.46
110	One Bedroom One Bath	650	$1,525	$2.35	$1,600	$2.46
111	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
112	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
113	One Bedroom One Bath	650	$1,470	$2.26	$1,600	$2.46
114	One Bedroom One Bath	650	$1,550	$2.38	$1,600	$2.46
115	One Bedroom One Bath	650	$1,450	$2.23	$1,600	$2.46
116	One Bedroom One Bath	650	$1,550	$2.38	$1,600	$2.46
201	Two Bedroom One Bath	850	$1,800	$2.12	$1,900	$2.24
202	Two Bedroom One Bath	850	$1,880	$2.21	$1,900	$2.24
203	Two Bedroom One Bath	850	$1,800	$2.12	$1,900	$2.24
204	Two Bedroom One Bath	850	$1,725	$2.03	$1,900	$2.24
205	Two Bedroom One Bath	850	$1,725	$2.03	$1,900	$2.24
206	Two Bedroom One Bath	850	$1,750	$2.06	$1,900	$2.24
207	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
208	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
209	One Bedroom One Bath	650	$1,505	$2.32	$1,600	$2.46
210	One Bedroom One Bath	650	$1,475	$2.27	$1,600	$2.46
211	One Bedroom One Bath	650	$1,495	$2.30	$1,600	$2.46
212	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
213	One Bedroom One Bath	650	$1,400	$2.15	$1,600	$2.46
214	One Bedroom One Bath	650	$1,480	$2.28	$1,600	$2.46
215	One Bedroom One Bath	650	$1,480	$2.28	$1,600	$2.46
216	One Bedroom One Bath	650	$1,475	$2.27	$1,600	$2.46

RENT ROLL DETAIL

Burien Place

UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT/MONTH	SCHEDULED RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
301	Two Bedroom One Bath	850	$1,850	$2.18	$1,900	$2.24
302	Two Bedroom One Bath	850	$1,725	$2.03	$1,900	$2.24
303	Two Bedroom One Bath	850	$1,725	$2.03	$1,900	$2.24
304	Two Bedroom One Bath	850	$1,840	$2.16	$1,900	$2.24
305	Two Bedroom One Bath	850	$1,765	$2.08	$1,900	$2.24
306	Two Bedroom One Bath	850	$1,825	$2.15	$1,900	$2.24
307	One Bedroom One Bath	650	$1,440	$2.22	$1,600	$2.46
308	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
309	One Bedroom One Bath	650	$1,490	$2.29	$1,600	$2.46
310	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
311	One Bedroom One Bath	650	$1,450	$2.23	$1,600	$2.46
312	One Bedroom One Bath	650	$1,475	$2.27	$1,600	$2.46
313	One Bedroom One Bath	650	$1,580	$2.43	$1,600	$2.46
314	One Bedroom One Bath	650	$1,500	$2.31	$1,600	$2.46
315	One Bedroom One Bath	650	$1,450	$2.23	$1,600	$2.46
316	One Bedroom One Bath	650	$1,450	$2.23	$1,600	$2.46
Total		34,800	$76,700	$2.20	$82,200	$2.36

RENT ROLL SUMMARY

Burien Place

				SCHEDULED			POTENTIAL		
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	AVERAGE RENT/SF
One Bedroom One Bath	30	650	$1,400 - $1,580	$1,490	$2.29	$44,710	$1,600	$2.46	$48,000
Two Bedroom One Bath	18	850	$1,630 - $1,880	$1,777	$2.09	$31,990	$1,900	$2.24	$34,200
TOTALS/WEIGHTED AVERAGES	48	725		$1,598	$2.20	$76,700	$1,713	$2.36	$82,200
GROSS ANNUALIZED RENTS				$920,400			$986,400		

OPERATING STATEMENT

Burien Place

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
RENTAL INCOME							
Gross Potential Rent	986,400		986,400		[1]	20,550	28.34
Loss / Gain to Lease	(66,000)	6.7%	(33,000)	3.3%	[2]	(688)	(0.95)
Gross Scheduled Rent	920,400		953,400			19,863	27.40
Physical Vacancy	(46,020)	5.0%	(47,670)	5.0%	[3]	(993)	(1.37)
ECONOMIC VACANCY							
Concession	(2,950)	0.3%	(1,528)	0.2%	[4]	(32)	(0.04)
TOTAL VACANCY	($48,970)	5.3%	($49,198)	5.2%		($1,025)	($1)
Economic Occupancy	94.68%		94.84%				
Effective Rental Income	871,430		904,202			18,838	25.98
OTHER INCOME							
Utility Bill-Back	71,454		73,598		[5]	1,533	2.11
All Other Income	28,395		29,247		[6]	609	0.84
TOTAL OTHER INCOME	$99,849		$102,844			$2,143	$2.96
EFFECTIVE GROSS INCOME	$971,279		$1,007,047			$20,980	$28.94

EXPENSES	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	104,477		107,611		[7]	2,242	3.09
Insurance	34,477		35,511		[8]	740	1.02
Utilities - Electric	5,400		5,562		[9]	116	0.16
Utilities - Water & Sewer	54,935		56,583		[10]	1,179	1.63
Trash Removal	25,677		26,447		[11]	551	0.76
Repairs & Maintenance	36,000		36,000		[12]	750	1.03
Contract Services	25,304		26,063		[13]	543	0.75
Payroll	67,000		67,000		[14]	1,396	1.93
General & Administrative	4,419		4,419		[15]	92	0.13
Operating Reserves	12,000		12,000		[16]	250	0.34
Management Fee	38,851	4.0%	40,282	4.0%	[17]	839	1.16
TOTAL EXPENSES	$408,540		$417,479			$8,697	$12.00
EXPENSES AS % OF EGI	42.1%		41.5%				
NET OPERATING INCOME	**$562,739**		**$589,568**			**$12,283**	**$16.94**

Notes and assumptions to the above analysis are on the following page.

OPERATING STATEMENT NOTES

Burien Place

NOTES TO OPERATING STATEMENT	
[1]	Gross Potential Rent: Market Rent.
[2]	Loss / Gain to Lease: Current is variance between market rent and August 2026 rent roll. Year 1 variance reduced by 50.00%.
[3]	Physical Vacancy: Adjusted to 5.00%.
[4]	Concession: Current per August 2026 T12. Year 1 variance reduced by 50.00%.
[5]	Utility Bill-Back: Current per August 2026 T12. Year 1 reflects 3.00% increase.
[6]	All Other Income: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[7]	Real Estate Taxes: Current per King County Assessor for 2026. Year 1 reflects a 3.00% increase.
[8]	Insurance: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[9]	Utilities - Electric: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[10]	Utilities - Water & Sewer: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[11]	Trash Removal: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[12]	Repairs & Maintenance: Adjusted to $750 per unit.
[13]	Contract Services: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[14]	Payroll: AAdjusted to reflect recent property management quote.
[15]	General & Administrative: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[16]	Operating Reserves: Adjusted to $250 per unit.
[17]	Management Fee: Adjusted to 4.00%.

PRICING DETAILS

Burien Place

SUMMARY	
Price	$8,600,000
Down Payment	$2,580,000 30%
Number of Units	48
Price Per Unit	$179,167
Price Per SqFt	$247.13
Rentable SqFt	34,800
Lot Size	1.22 Acres
Approx. Year Built	1968

RETURNS	CURRENT	YEAR 1
CAP Rate	6.54%	6.86%
GRM	9.34	9.02
Cash-on-Cash	7.46%	8.50%
Debt Coverage Ratio	1.52	1.59

FINANCING	1ST LOAN
Loan Amount	$6,020,000
Loan Type	New
Interest Rate	6.15%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
30	One Bedroom	650	$1,490	$1,600
18	Two Bedroom	850	$1,777	$1,900

OPERATING DATA

INCOME		CURRENT		YEAR 1
Gross Scheduled Rent		$920,400		$953,400
Less: Vacancy/Deductions	5.3%	$48,970	5.2%	$49,198
Total Effective Rental Income		$871,430		$904,202
Other Income		$99,849		$102,844
Effective Gross Income		$971,279		$1,007,047
Less: Expenses	42.1%	$408,540	41.5%	$417,479
Net Operating Income		$562,739		$589,568
Cash Flow		$562,739		$589,568
Debt Service		$370,230		$370,230
Net Cash Flow After Debt Service	7.46%	$192,509	8.50%	$219,338
Principal Reduction		$0		$0
TOTAL RETURN	7.46%	$192,509	8.50%	$219,338

EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	$104,477	$107,611
Insurance	$34,477	$35,511
Utilities - Electric	$5,400	$5,562
Utilities - Water & Sewer	$54,935	$56,583
Trash Removal	$25,677	$26,447
Repairs & Maintenance	$36,000	$36,000
Contract Services	$25,304	$26,063
Payroll	$67,000	$67,000
General & Administrative	$4,419	$4,419
Operating Reserves	$12,000	$12,000
Management Fee	$38,851	$40,282
TOTAL EXPENSES	$408,540	$417,479
Expenses/Unit	$8,511	$8,697
Expenses/SF	$11.74	$12.00

SEC.5

Market Overview

- Market Overview
- Demographics

Marcus & Millichap
THE UFKES GROUP

MARKET OVERVIEW

Burien Place

The investment property is in Burien, Washington, a strategically positioned suburban community in King County. Located approximately 11 miles south of downtown Seattle and adjacent to Seattle–Tacoma International Airport (SEA), the city is an excellent market for multifamily investment and development. Approximately 231,685 residents live within a five-mile radius of the property, and this population is projected to grow by 2.4 percent over the next five nears. Notably, the median household income for this population is approximately $99,662, which is roughly 28 percent higher than the U.S. average. This trend of population growth paired with elevated discretionary income supports sustained long-term demand for rental housing. The local economy is stabilized by a diverse mix of healthcare, education, transportation, logistics, and retail employment. Major employers include Boeing, St. Anne Hospital, Alaska Air Group, and Fred Meyer reinforce the area's appeal for families and working professionals. Likewise, nearby Seattle–Tacoma International Airport serves as one of the region's largest economic engines and supports thousands of jobs tied to aviation, logistics, hospitality, and essential services. Additionally, housing affordability pressures throughout the Seattle metropolitan area continue to support multifamily demand. Burien has experienced ongoing mixed-use and multifamily redevelopment activity surrounding Burien Town Square and Olde Burien, where new residential projects, restaurants and neighborhood retail amenities continue to enhance the city's appeal as a more affordable alternative to Seattle's urban core. Overall, Burien's strategic location, economic stability, and continued redevelopment position the area for sustained multifamily investment demand.

HIGHLIGHTS

- Strategic Location Near Downtown Seattle and Seattle–Tacoma International Airport
- Affluent and Growing Population Supports Long-Term Multifamily Demand
- Diverse Employment Base Anchored by Major Regional Employers and Aviation-Related Industries
- Ongoing Mixed-Use and Multifamily Redevelopment Continues to Enhance Burien's Appeal



DEMOGRAPHICS

Burien Place

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	15,965	100,288	237,301
2025 Estimate			
Total Population	15,715	98,188	231,685
2020 Census			
Total Population	15,951	98,876	230,410
2010 Census			
Total Population	15,158	90,205	208,793
Daytime Population			
2025 Estimate	9,499	77,083	269,059
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	6,153	40,285	95,086
2025 Estimate			
Total Households	6,009	39,317	92,445
Average (Mean) Household Size	2.6	2.5	2.5
2020 Census			
Total Households	5,738	37,477	87,423
2010 Census			
Total Households	5,372	34,454	79,193
Growth 2025-2030	2.4%	2.5%	2.9%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	6,474	42,256	99,962
2025 Estimate	6,321	41,222	97,133
Owner Occupied	3,272	22,274	51,988
Renter Occupied	2,756	17,070	40,329
Vacant	312	1,905	4,688
Persons in Units			
2025 Estimate Total Occupied Units	6,009	39,317	92,445
1 Person Units	26.9%	28.0%	28.4%
2 Person Units	33.4%	34.7%	33.9%
3 Person Units	15.2%	15.3%	15.2%
4 Person Units	13.0%	12.5%	12.6%
5 Person Units	6.4%	5.5%	5.5%
6+ Person Units	5.1%	4.1%	4.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	13.0%	15.5%	16.3%
$150,000-$199,999	9.9%	12.3%	12.4%
$100,000-$149,999	21.6%	18.8%	19.0%
$75,000-$99,999	13.0%	12.1%	12.4%
$50,000-$74,999	14.5%	15.2%	14.2%
$35,000-$49,999	8.8%	9.3%	8.4%
$25,000-$34,999	5.5%	5.1%	5.3%
$15,000-$24,999	5.0%	4.6%	4.8%
Under $15,000	8.6%	7.0%	7.2%
Average Household Income	$113,451	$121,584	$123,580
Median Household Income	$88,129	$97,455	$99,662
Per Capita Income	$43,933	$48,947	$49,460
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	15,715	98,188	231,685
Under 20	22.7%	22.1%	22.2%
20 to 34 Years	20.5%	20.4%	21.2%
35 to 39 Years	8.2%	8.6%	8.7%
40 to 49 Years	14.5%	14.6%	14.5%
50 to 64 Years	18.5%	18.8%	18.5%
Age 65+	15.6%	15.6%	14.9%
Median Age	39.0	40.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	11,302	71,501	168,665
Elementary (0-8)	11.7%	8.6%	7.6%
Some High School (9-11)	8.6%	6.1%	5.6%
High School Graduate (12)	22.4%	21.3%	20.9%
Some College (13-15)	18.6%	19.7%	19.3%
Associate Degree Only	11.5%	9.4%	9.1%
Bachelor's Degree Only	18.3%	23.6%	25.0%
Graduate Degree	8.9%	11.4%	12.5%
Population by Gender			
2025 Estimate Total Population	15,715	98,188	231,685
Male Population	51.4%	51.0%	50.9%
Female Population	48.6%	49.0%	49.1%

DEMOGRAPHICS

Burien Place

POPULATION

In 2025, the population in your selected geography is 231,685. The population has changed by 10.96 percent since 2010. It is estimated that the population in your area will be 237,301 five years from now, which represents a change of 2.4 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,940 people per square mile.

HOUSEHOLDS

There are currently 92,445 households in your selected geography. The number of households has changed by 16.73 percent since 2010. It is estimated that the number of households in your area will be 95,086 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.5 people.

INCOME

In 2025, the median household income for your selected geography is $99,662, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 86.65 percent since 2010. It is estimated that the median household income in your area will be $117,850 five years from now, which represents a change of 18.2 percent from the current year.

The current year per capita income in your area is $49,460, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $123,580, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 131,735 people in your selected area were employed. The 2010 Census revealed that 53.6 of employees are in white-collar occupations in this geography, and 22.7 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.

HOUSING

The median housing value in your area was $637,276 in 2025, compared with the U.S. median of $333,538. In 2010, there were 44,931.00 owner-occupied housing units and 34,264.00 renter-occupied housing units in your area.

EDUCATION

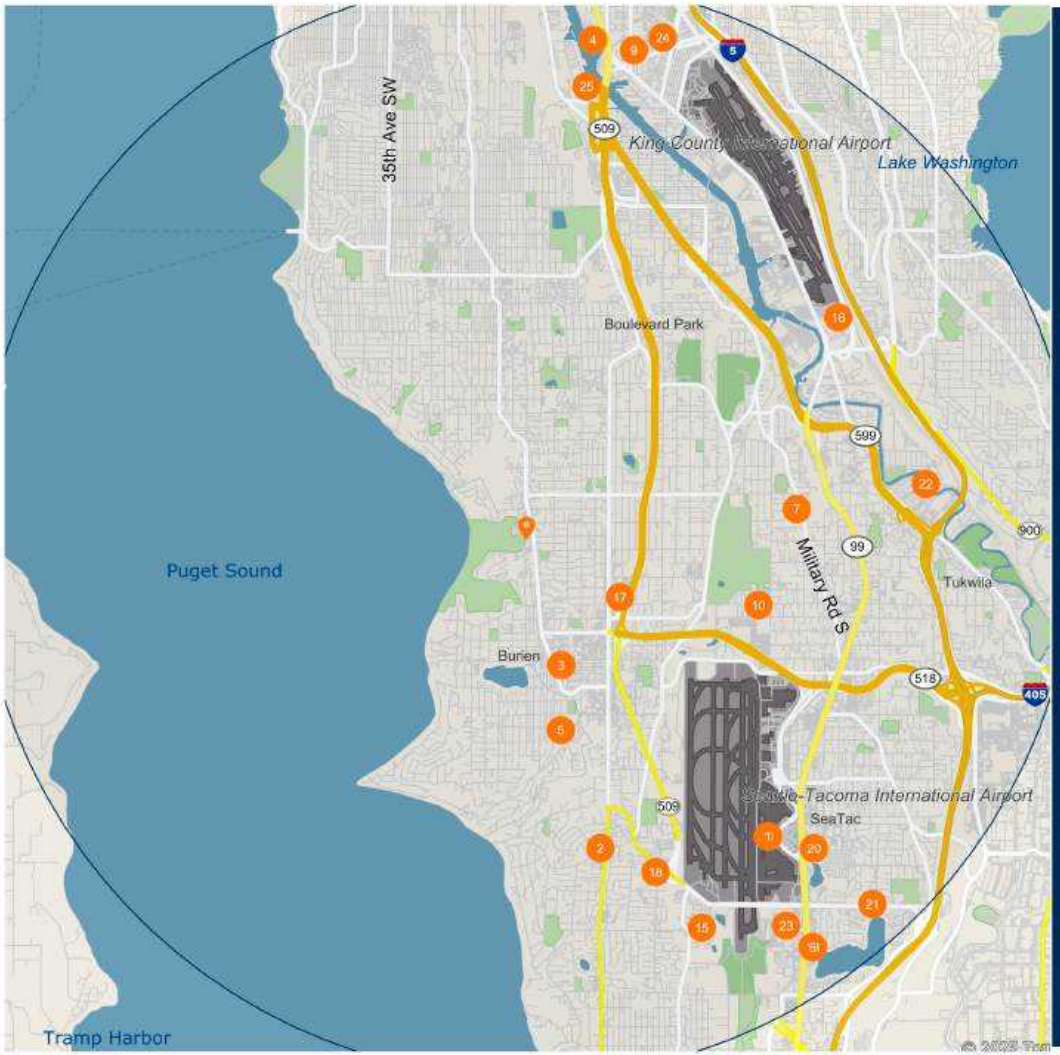
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 36.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.9 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

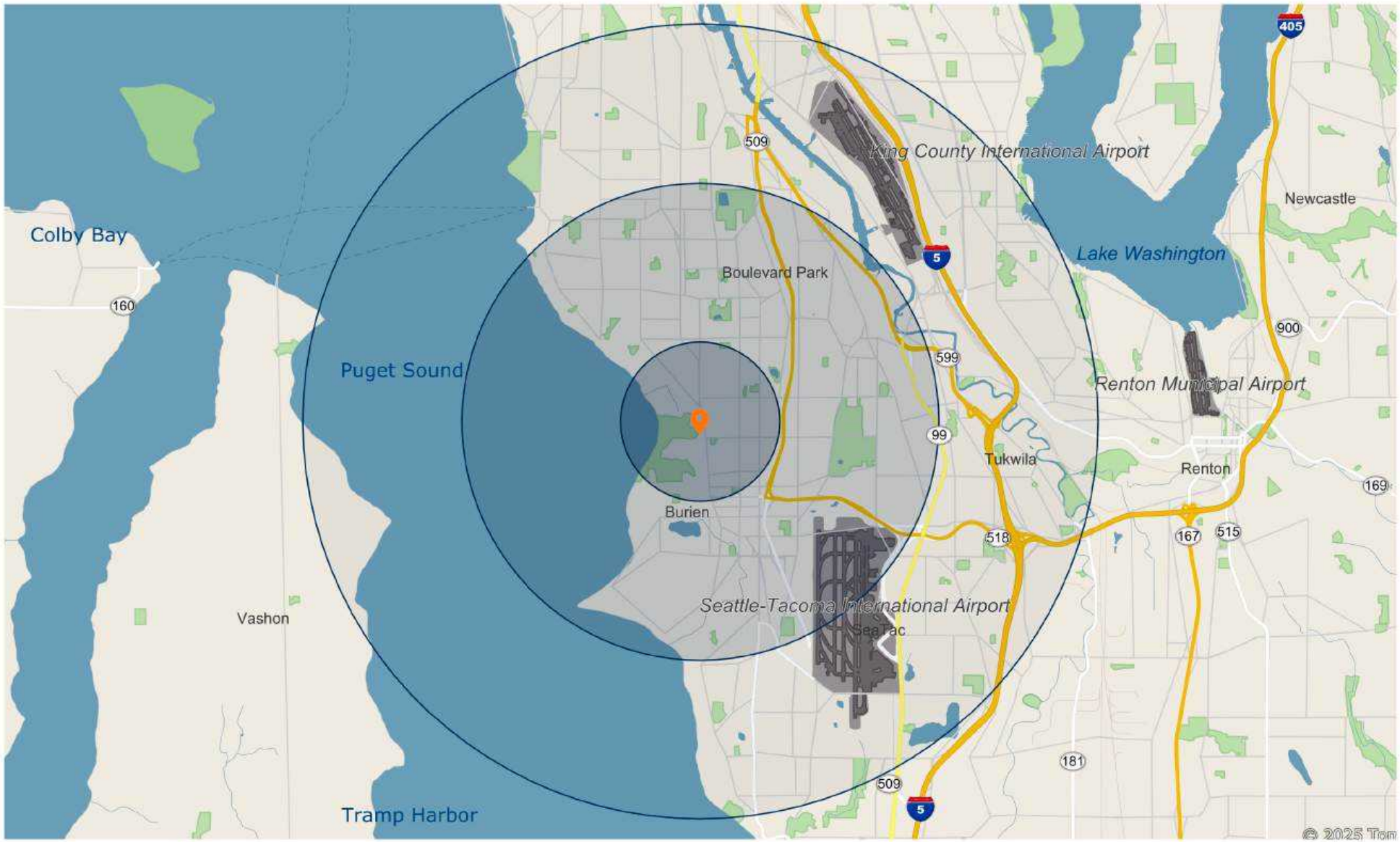
Burien Place



	Major Employers	Employees
1	Virgin America Inc-	5,183
2	Fred Meyer Inc-Quality Food Centers 00805	2,179
3	Bison Creek Pizza-	1,415
4	Certainteed Gypsum Inc-Bpb Gypsum	1,346
5	St Anne Hospital-	1,253
6	Aag Real Property LLC-	1,096
7	Aag Leasing Inc-	1,089
8	McGee Air Services Inc-	1,086
9	Trupanion Managers Usa Inc-Trupanion	1,043
10	Boeing Company-Boeing	1,005
11	United Airlines Inc-United	933
12	Hmshost Corporation-Carvery The	911
13	Asa Beverages LLC-	899
14	Concessions International LLC-	888
15	United Stars Aerospace Inc-	828
16	Associated Grocers Inc-	800
17	Fred Meyer Stores Inc-Fred Meyer	743
18	Lynden Logistics Inc-	649
19	Alaska Air Group Inc-AIR GROUP	592
20	Sedgwick CMS Holdings Inc-	509
21	Lutheran Community Svcs NW-	504
22	Boeing Employees Credit Union-Becu	500
23	Association Flight Attendants-	496
24	Northwest Protective Svc Inc-Northwest Protective	450
25	Odyssey Enterprises Inc-Northwest Seafood Processors	420

DEMOGRAPHICS

Burien Place





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